



WEST ROXBURY DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>West Roxbury</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
TOTAL POPULATION (US Bureau of the Census)			
2000	28,753	4.9%	589,141
1990	29,706	5.2%	574,383
% Change 1990-2000	-3.2%		2.6%
LAND AREA (Sq. Miles)	5.4	11.3%	47.6
DENSITY, Persons per Square Mile			
2000		5,325	12,377
1990		5,501	12,067
OPEN SPACE, 1999 Percent of Neighborhood Land Area		34.1%	20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)			
White	24,029 (84%)		291,561 (50%)
Black	1,718 (6%)		140,305 (24%)
Hispanic	1,309 (5%)		85,089 (14%)
Asian or Pacific Islander	1,090 (4%)		44,280 (8%)
Native American	58 (<1%)		1,517 (<1%)
Other	75 (<1%)		8,215 (1%)
Multi-Racial	474 (2%)		18,174 (3%)
TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)			
English	18,248 (79%)		322,119 (68%)
Spanish	932 (4%)		57,005 (12%)
Greek	654 (3%)		2,911 (<1%)
Arabic	519 (2%)		2,637 (<1%)
Italian	488 (2%)		6,508 (1%)
Chinese	317 (1%)		15,151 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)			
Under 18	5,679 (20%)		116,559 (20%)
18-64	17,283 (60%)		411,246 (70%)
65+	5,791 (20%)		61,336 (10%)

WEST ROXBURY DATA PROFILE (Continued)

	<u>West Roxbury</u>		<u>Boston</u>
	Number	Percent of Citywide Figure	
MEDIAN HOUSEHOLD INCOME, 1999 (US Bureau of the Census)	\$54,860	138.4%	\$39,629
	Number (Percent of Neighborhood)	Percent of City Total	
POVERTY, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Poverty Universe)	1,786 (6.4%)	1.6%	109,128 (19.5%)
LOW/MODERATE INCOME PERSONS, 1999, Number & Percentages (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	10,312 (36.9%)	3.3%	311,414 (56.2%)
LOW/MODERATE INCOME HOUSEHOLDS, 1999, Number & Percentages (US Bureau of the Census)	5,075 (42.0%)	3.8%	133,552 (55.7%)
HOUSEHOLDS & TENURE, 2000 (US Bureau of the Census)			
Occupied Housing Units		12,083	239,528
Percentage Owner-Occupants		64.1%	30.7%
HOUSING COSTS, 1999 (US Bureau of the Census, specified households)			
Renters Paying More than 35% of Household Income Towards Rent		27.4%	32.1%
Owners Paying More than 35% of Household Income Towards Owner Costs		23.5%	30.7%

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

Year	<u>West Roxbury</u>	<u>West Roxbury</u>	<u>Boston</u>	<u>Boston</u>
	<u>Sales</u>	<u>Median Price</u>	<u>Sales</u>	<u>Median Price</u>
2005	536	\$390,000	10,741	\$390,000
2004	596	\$368,250	11,076	\$380,000
2003	409	\$340,000	7,195	\$340,000
2002	513	\$322,000	7,878	\$315,000
2001	439	\$265,000	6,550	\$267,750
2000	473	\$235,000	7,687	\$235,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2005	1 (0.2%)	60 (0.6%)
2004	0 (0%)	27 (0.2%)
2003	1 (0.2%)	22 (0.3%)
2002	1 (0.2%)	42 (0.5%)
2001	2 (0.5%)	32 (0.4%)
2000	4 (0.8%)	75 (0.9%)

WEST ROXBURY DATA PROFILE (Continued)

ABANDONDED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

		<u>West Roxbury</u>	<u>Boston</u>
2005	Residential	1 (<0.1%)	188 (0.3%)
	Commercial/Mixed	1 (0.4%)	162 (1.9%)
2004	Residential	1 (<0.1%)	220 (0.3%)
	Commercial/Mixed	0 (0%)	170 (2.0%)
2003	Residential	2 (<0.1%)	264 (0.4%)
	Commercial/Mixed	1 (0.4%)	184 (2.1%)

BUILDINGS & TENURE, January 1, 2005

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>West Roxbury</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	6,494	83.4%	90.2%	30,004	39.3%	82.7%
Two Family	986	12.7%	67.3%	18,062	23.7%	67.8%
Three Family	97	1.3%	47.4%	15,186	19.9%	49.9%
Total 1, 2, 3 Family Properties	7,577	97.9%	86.2%	63,252	82.8%	70.6%
Four-Six Family	26	0.3%	15.4%	2,743	3.6%	23.5%
Apartment Buildings	28	0.4%	0%	2,624	3.4%	3.6%
Mixed Residential/Commercial	29	0.4%	10.3%	2,269	3.0%	12.3%
Condominium Associations	80	1.0%	N/A	5,473	7.2%	N/A
Condominium Units	1,584	N/A	64.5%	43,039	N/A	53.4%
Total Residential & Mixed Properties	7,740	N/A	N/A	76,361	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

COMMERCIAL SALES

(Banker & Tradesman)

	<u>West Roxbury</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2005	4	\$5,328,425	178	\$2,818,118,276
2004	11	\$43,725,190	203	\$1,685,940,809
2003	9	\$14,375,658	156	\$443,094,876
2002	6	\$3,101,000	211	\$1,201,863,406
2001	4	\$4,265,000	182	\$782,877,160
2000	10	\$6,334,386	266	\$1,550,779,618

